

# Board of County Commissioners

## Division of Planning & Development

### Planning Department

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## **DEVELOPMENT REVIEW COMMITTEE MEETING**

**June 2, 2003**

Present: Robbie Rogers-Director and Chairperson, Richard Helms-Development Review Coordinator, Becky Howard-Deputy Clerk, Keith Hunter-Environmental Health, Marie Keenum-911 Coordinator, Joe Payne-Coastal Engineering, Terry Neal-Attorney and Alysia Akins-Secretary.

Meeting convened at 2:00 PM.

Mr. Helms moved to approve the minutes from the May 19, 2003 meeting.

Mrs. Keenum seconded the motion and the motion carried.

### **Old Business-**

None

Mike Tucker, Villages Fire Chief, arrived at 2:06 PM.

### **New Business-**

#### ***Dublin Investments, LLC/Wildwood Plant***

#### ***Major Development***

#### ***Preliminary Plan Review***

Ed Abshier and Ron Grant, Grant and Dzuro, were present and requesting preliminary approval to construct a concrete plant on property in the industrial area north of Wildwood. Revised preliminary plans were submitted with minor changes. Access to the property will be provided from C-462 through the site of Waste Management. The Committee discussed the need for turn lanes on C-462, projected trips per day and traffic counts. The applicant's engineer has spoken with Public Works, who will determine the need for turn lanes. Future anticipated traffic access and direction were discussed. Staff comments have been addressed in the revised plans. There are no buffer requirements, since the site is adjacent to other industrial property, although a 6' opaque fence will be placed along the road on the east property boundary.

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Benny G. Strickland, Chairman  
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Joey A. Chandler, Vice Chairman  
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A letter of confirmation is needed from the City of Wildwood regarding utility connection. An application has been submitted to the Division of Historical Resources. FDEP will issue the site permits as well as air quality and drainage permits, in which those permits have been applied for.

Mr. Helms moved to approve the request for preliminary review, subject to the site plans for the entrance road and buildings being submitted on one plan, traffic counts being submitted, Public Works' response regarding turn lanes being received, one set of signed and sealed preliminary plans being submitted, zoning request to ID being approved, a confirmation letter from the City of Wildwood regarding utility connections being submitted and all other required agency approvals being received. Mrs. Keenum seconded the motion and the motion carried.

***Jumper Creek Manor***

***Major Development***

***Preliminary Plan Review***

Paul Furman, McKean and Associates Engineers, Inc., and Robby Salzman, Five Land Group, LLC, were present and requesting preliminary approval to develop 115 residential lots with 1.8 acres of commercial area. Proposed changes to the layout were discussed. Additional drainage easements are needed. The proposed clubhouse will be removed from the plans. The deed restrictions are being prepared. All open space needs to be labeled on the plans. The dry drainage retention area also serves as open space, so no fence will be provided there. There is one retention area that contains an existing pond that will be fenced. Typical road construction will be provided, along with turn lanes on C-48. The development will contain private roads. There were minor comments from the County Engineer.

Mr. Helms moved to approve the request for preliminary review, subject to a revised plan being submitted addressing all comments. Mrs. Keenum seconded the motion and the motion carried.

***VOS: Arlington Villas***

***Major Development***

***Engineering Review***

Lori Paris-Webb, Miller Sellen Conner and Walsh, was present and requesting engineering approval to develop a 72-lot subdivision. Emergency access and copies of other required agency approvals were requested.

Mr. Helms moved for engineering approval, subject to all comments being addressed. Mrs. Howard seconded the motion and the motion carried.

***VOS: Unit 71***

***Major Development***

***Engineering Plan Review***

Ron Grant, Grant and Dzuro, was present and requesting engineering approval to develop a 234-unit subdivision. There was one comment from the County Engineer, which requires a written response from the applicant's engineer. All required agency permits are needed.

Mr. Helms moved for engineering approval, subject to all comments being addressed. Mrs. Howard seconded the motion and the motion carried.

***VOS: Unit 80***

***Major Development***

***Engineering Plan Review***

Ron Grant and Ed Abshier, Grant and Dzuro, were present and requesting engineering approval to develop a 207-unit subdivision. There were two comments from the County Engineer. All other required agency permits are needed.

Mrs. Keenum moved for engineering approval, subject to all comments being addressed. Mrs. Howard seconded the motion and the motion carried.

***VOS: Latrobe Villas***

***Major Development***

***Engineering Plan Review***

Ron Grant, Grant and Dzuro, was present and requesting engineering approval to develop a 65-unit subdivision. There was one comment from the County Engineer. All other required agency permits are needed.

Mr. Helms moved for engineering approval, subject to all comments being addressed. Mrs. Howard seconded the motion and the motion carried.

***VOS: Heritage Villas***

***Major Development***

***Preliminary Plan Review***

Lori Paris-Webb, Miller Sellen Conner and Walsh, and Ron Grant, Grant and Dzuro, were present and requesting preliminary approval to develop a 64-unit subdivision. A boundary survey needs to be provided. The Committee reviewed the layout. The required setbacks on corner lots in walled villas abutting a local road need to be researched. Tracts will be platted for the areas outside the walls.

Mr. Helms moved for preliminary approval, subject to a revised plan being submitted addressing all comments. Mr. Hunter seconded the motion and the motion carried.

***VOS: Unit 78***

***Major Development***

***Engineering Plan Review***

Lori Paris-Webb, Miller Sellen Conner and Walsh, and Ron Grant, Grant and Dzuro, were present and requesting engineering approval to develop a 63-lot subdivision. The County Engineer recommended approval with no comments. All other required agency permits are needed.

Mrs. Keenum moved for engineering approval, subject to all other agency permits being submitted. Mr. Helms seconded the motion and the motion carried.

***The Villages Construction Detail Manual***

Ron Grant and Ed Abshier, Grant and Dzuro, were present to discuss the previously submitted manuals. The County Engineer comments have been submitted.

Mr. Helms moved to accept the construction detail manual dated 5/19/03 as submitted. Mrs. Howard seconded the motion and the motion carried.

**Q & A/Public Forum-**

None

The next DRC meeting is scheduled for June 9, 2003.

Mrs. Keenum moved to adjourn. Mrs. Rogers seconded the motion and the motion carried.

The meeting adjourned at 3:07 P.M.